150 HOUSES FOR SALE

Frank A. Martin Agencies Ltd.
1114 Blanshard Street

Secluded—High Quadra
Nice, quiet home with one and three-quarter acres, could be subdivided. Living room with fireplace, dining room, kitchen and dining area. Two bedrooms and bath (3-pce) down, 2 large BRs upstairs. Two-car garage, rec room, coal and wood hot-air furnace. Lovely family home, treed and lots of room.
B. J. Merchant, EV 5-2108
Office, EV 5-8704.

LOOK ! !
$2000 DOWN
SEE THIS LOVELY 3-BEDROOM HOME JUST COMPLETED BY ONE OF VICTORIA'S FINEST CONTRACTORS. FEATURING FULL BASEMENT, KITCHEN WITH EATING AREA, SEPARATE DINING ROOM, OIL-O-MATIC HEAT. IMMEDIATE OCCUPANCY. A REAL BUY AT $13,000
EXCLUSIVE LISTING
Len Wardle GR 7-3348,
Lou Moilliet GR 9-2620 or
office EV 5-8704.

UNIVERSITY REDUCED PRICE
Yes, this spotless 3-BR home with 1,100 sq. ft. of floor area has been reduced well below replacement cost. Thru hall, large living room with firplace, electric cabinet kitchen with dinette, 4-pce bathroom, 3 bedrooms, full basement with oil heat and drive-in garage. Landscaped to perfection with lawns, rockeries and shrubs. Let me show you this home, compare it with others, and use your own judgement on the low price of $13,250
Call Jack Moore to view, EV 2-3646 or office EV 5-8704.

WATER VIEW PORTAGE INLET
A beautifully planned executive style home of 1,450 sq. ft., on close to ½ acre of land. Nicely landscaped, two driveways to double attached garages. Large living room, dining room and large family kitchen give full view of the ocean. Large bedrooms, fully equipped utility, full basement, Oil-O-Matic heat, double plumbing, rumpus room and spare bedroom in basement. Secluded privacy plus storage for boats and trailers.
Full price only $16,800
Call Ken Jensen EV 5-8704 or res. GR 4-1973

3 APRIL SPECIALS
To Clear at Reduced Prices and Down Payments

No. 1
4-yr-old stucco bungalow. Full basement, oil heat, 2 bedrms. Modern. Going at only $9950
C.T.M. payments only $75 per month.

No. 2
OPEN TO OFFERS
Older, but good condition. 3-bedrm home, modernized. Basement. WC heat; commercial zoned. Worth double soon. Must sell for only $7900
With reasonable low down payment.

No. 3
SPOTLESS
This 2 or 3-bedrm home offers pride to owner. Modern kitchen, lge LR and DR. Newly decorated, and included are new oil heater and lovely range. Make me an offer on $7,950 with as much cash down as you can. Above 3 are worth phoning about. I will help you finance any one.
Call J. Mann, EV 5-3857 now, or office EV 5-8704.

SACRIFICE, SACRIFICE, SACRIFICE
Revenue block, consisting of 2 suites and store, in good community. Hot-water furnace. Lock, stock and all for immediate sale and must be sold at once.
C.T.M. or $1,000 or up as down payment, assume mtges. Please call at once to view. J. Mann, EV 5-3857 or office EV 5-8704.

OCEAN VIEW
Cadboro Bay district. Living room and dining room combination and kitchen, mahogany veneered walls, 3 bedrms, fir and ply veneered walls. Oil-O-Matic. Attached garage.
Price (terms arranged) $15,225
Call Mr. Merchant, EV 5-2108 or office EV 5-8704.

SEE THIS
DRIVE BY 3106 BALFOUR. PLEASE DO NOT DISTURB THE OWNERS. 2 bedrooms, large combined LR and DR, utility upstairs. Bsmt suite that is never vacant. Corner lot with spacious grounds.
Full price $15,700
Please call L. Moilliet, GR 9-2620, or Len Wardle, GR 7-3348, or office, EV 5-8704.

FAIRFIELD 3 BEDROOMS
Only 3 years old, in good location, close to all conveniences, is found this distinctive and spacious home. Large living room, ceiling height fireplace, cedar panelling dining room; smart electric kitchen with eating space, and 3 bedrooms. Full basement, drive-in garage. Oil-O-Matic heat; plumbed for auto washer. Good terms with large mortgage.
Full price $15,800
To view call D. Munro, GR 7-1705, or office EV 5-8704.

BRENTWOOD
$6,500 with $1,500 down gives you 4 rooms and bath, almost 2 acres, large barn, secluded shade trees, high and dry; good water supply. $13,000 or offer. 2 acres and 6-room home, close to sea; all conveniences. Low down payment.
Several others to choose f rom.
BRENTWOOD PROPERTIES
7183 West Saanich Rd. at Verdier.
GR 4-1452.

$5,500 TOTAL PRICE
Here is a neat and clean little 4-room bungalow. Situated on Hillside Ave., just east of Cedar Hill Rd. Contains living rm, 2 bedrms, kitchen and bathroom. Through hall. FULL CEMENT BASEMENT and good coal furnace. City taxes only about $94 per year. No low down payment can be considered on this excellent little buy. For further particulars call Mr. Foster at EV 2-2101 or res. EV 3-8525. Harry Foster Ltd.

$8,500—SPOTLESS, MODERN, TWO-bedroom stucco bungalow, wired 220-v. Very few steps. Full basement. Oil-O-Matic furnace. On view by owner at 3771 Saanich Road, Saturday and Sunday, 2.30 to 4.30. Cash or cash to mortgage.

FOR SALE, AT SOOKE, 4-ROOM house. Full plumbing. Electric kitchen. Full cement basement. Wood and coal furnace. On 1½ acres. $1,300 down, $5,300 full price or better. Victoria Press, Box 998.

OLIVER STREET, OAK BAY, 5 rooms plus 1 finished and 1 unfinished in basement. Low taxes. Automatic oil. Close to school. $14,500. Terms. Owner transferred. No agents. EV 2-0980.

150 HOUSES FOR SALE

JOHNSTON'S
ESTABLISHED 1903
1306 BROAD ST. EV 5-2471

"KING-SIZED" FAMILIES
Hurry. Wonderful value. BRAND NEW glistening oak floors, distinctive raised fireplace, small dining area, cabinet kitchen. Auto oil heat, full HIGH basement, carport. New subdivision within 3-mile circle. House with a difference in exteriors as well as interiors. Where else can you get such terrific 3-bedroom value-packed home for only $2,350 down and for the full price of $12,250
With possession in 2 weeks.
So hurry, hurry now, ring K. J. Williams, res. GR 8-3718, office EV 5-2471 NOW.

SECLUSION — VIEW
This spacious sunny home is ideal for the growing family. 5 bedrooms, 4 sets of plumbing, beautiful living room with fireplace, large dining room, den with fireplace. The modern electric kitchen opens onto a patio for outdoor eating. Full cement basement, superior oil furnace. Double garage. The beautiful grounds are easily maintained. Close to schools and transportation. For further particulars and appointment to view please call Miss Courtnall, EV 5-7543.

OAK BAY WINDSOR PARK MODERN BUNGALOW
In an attractive setting on quiet street close to park, this spacious 10-yr-old stucco bungalow has three bedrooms, 4-pc bath, good-size living room with FP, dining room, maple parquet floors, nice elec cab kitchen, large sundeck, extra toilet and wash basin in basement. Oil hot-water heating, drive-in garage. Landscaped lot. For further particulars please call Sydney Cole, EV 3-4775 or EV 5-2471.

IS THERE ANYTHING BETTER
Than the plain straight truth when talking about a home in which you may have your life's savings?
I have for the first time offered, a large homey 3-bedroom residence with
SEA VIEW
The construction is solid and about 20 years old. There is a ¾ basement with drive-in garage and auto oil hot water heat. The living room is large and features oak floors and open fireplace. The dining room is family size and the kitchen is ideal with plenty of cabinets. As well as a 4-pc Pembroke bath you have 2-pc powder room. The landscaping on this larger-than-average lot is superb. A home like this is seldom found and the price is very fair at $14,750
with about half cash. Res. EV 2-6787. C. A. James, office EV 5-2471.

OAK BAY
This is opportunity when you can buy an older type solid home consisting of 2 bedrooms, through hall, family-size dining room and large living room within 2 blocks of school and shopping, for a down payment of $2,000 and easy monthly payments. If you're genuinely interested in a sound home, call C. A. James, res. EV 2-6787, office EV 5-2471.

WATERFRONT 2000 SQUARE FEET
AN EXCLUSIVE LISTING
Enjoy one of the finest locations in the city and assuring complete privacy we offer this estate-type home. Designed by one of Victoria's finest architects and nearly 7 years old, the house is 65 feet long, the exterior is ranch style, natural rough cedar siding exterior, spacious reception hall enters into spacious living room over 26'x16'. Roman tile fireplace, 5 speakers installed for television, recording, radio, hi-fi. From window 20' long, with treathtaking view of sea and mountains, open "L" to dining room 10x10, sea view, kitchen 21' long, large cupboard area, large eating facilities, another sea view. Floors are oak and fir, the decorating throughout is most appealing. The bedrooms are large. Master bedroom 15x13, with twin cupboards. The bathroom is 4-piece, with colored fixtures, with built-in features. The den is 12x8 with attractive interior. There is a large basement lined with acoustic tile, laundry tubs, workshop with large window and sea view. The heat is the best, hot water automatic oil. The lot is beautifully landscaped with lots of trees, dogwoods, green lawns, and loaded with bulbs and flowers. There is a separate garage and a spacious additional home of 3 rooms for mother consisting of living room, dining room, kitchen, bathroom, sea view. The seafrontage is 77 feet with secluded sandy beach and floats. At present the small house is rented for $50 monthly.
Full price is $25,000
With substantial terms
Contact I. V. Ed Saunders, Sundays or evenings, EV 4-9458. Northwestern Securities of Victoria Ltd., 631 Yates St. Phone EV 5-6741.

ISLAND INVESTMENT CO. LTD.
774 FORT ST. EV 4-7146

DELIGHTFUL BUNGALOW
This is an attractive well kept home of 2 bedrms, very large LR with dining area and smart cabinet kitchen. Drive-in garage and hot air piped furnace. This you must see.
Full price $7750
To view call Anne Donaldson, EV 2-6870.

NEW HOME
To be completed soon, 3-bedroom home in good location. Buy now and have the color scheme of your choice. Price with terms $12,000
To view call Doreen Carriss GR 7-2432.

ESQUIMALT BARGAIN
Here is a hard-to-find bargain in a 3-bedroom stucco home with oil heat and separate garage, only a short distance from Dockyard. A low down payment on the full price of $8,250 and early possession is assured. Please call TED KAY of Northwestern Securities of Victoria Ltd., EV 5-6741 or EV 5-8852.

RETIRING?
This cosy little home snuggled in a lovely setting is most inviting. Large LR has fireplace. Kitchen has large bright dining area. Two large bedrms. Part bsmt. Floor furnace. Attached garage. Few steps. Good value at $7,900. Please call Mrs. C. Jahraus, EV 3-4295, Douglas Hawkes & Co, 817A Fort Street. EV 4-7128.

HANDYMAN'S SPECIAL
Try your down payment on this clear title, older, neat appearing home which needs interior attention. Has sun porch, living room, dining room, 2 bedrooms, part basement. Asking price $7,250. Call Vivienne Appleyard EV 2-4255 anytime. J. H. Whittome & Co. Ltd., 1218 Broad.

METCHOSIN, $550 DOWN. THIS large vacant bungalow on 1 acre needs a handyman. Bal only $50 per mo. Property is close to community centre. Please call Karl Ogilvie, Northwestern Securities of Victoria Ltd. EV 5-6741 or EV 5-8115.

SNAP, LOW DOWN PAYMENT, two-bedroom stucco bungalow. Full basement, drive-in garage, electric kitchen. No agents. GR 9-2735.

1-YEAR-OLD, 3 BEDROOM BUNGALOW, Royal Oak. $10,950. $1,250 down. Phone GR 9-5460, after 8 p.m.

150 HOUSES FOR SALE

B.C. LAND & Investment Agency Ltd.
96 Years in Real Estate.

OUTSTANDING BUY OAK BAY 3355 GIBBS RD.
Beautiful new rancher on oak treed lot among other new homes of the same quality. Large "L"-shaped living room-dining room with raised hearth fireplace, sliding glass doors lead off dining room to large sun deck, 3 bedrooms, two bathrooms and electric cabinet kitchen with breakfast area all on the ground floor. Open stairway down to a full daylight basement with fireplace for rumpus room, roughed in plumbing and space for two more bedrooms. A quality home built by George Walton. Exclusive Listing.
Price $22,600
Call Mr. Hope, EV 4-4115 anytime.

BEAUTIFUL UPLANDS RESIDENCE
Commanding lovely views of sea and Olympics, 7 rooms, 3 bedrooms, 2 baths, den 16x17. Washrm. Good entrance hall. Very pleasant liv rm. Pine dining rm. Modernized kitchen. Open stairway to bedrms. Oil heat. Charming landscaped garden. Price $36,000
Further details gladly given.

LANSDOWNE PARK WOODBURN AVE.
Large split-level bungalow. Through hall, liv rm and DR in line. Family rm 13x18 panelled and with a FP. Utility rm off kitchen, 3 good bedrooms. Master bedrm is extra large with 2-pc bathroom. Also a 4-pc bathroom and vanity. Daylight basement with FP for rumpus rm. Roughed in for 3-pc bathrm.
Price $25,000
Call Mr. Bagshawe, EV 4-4115 anytime.

GORDON HEAD SEA VIEWS 3 BEDROOMS FULL BASEMENT
This home will be completed this month. Consists of living room, dining room, cabinet kitchen with nook and 4-pce bathroom. Double garage, package oil heat. This home is excellent value, at $16,950
With good terms.
Exclusive Listing.

EXCLUSIVE TRIPLEX $2000 DOWN 115 GOVT STREET
Solid building, newly painted. Contains 3 self-contained suites, each with living room, bedroom, kitchen and bathroom. Full basement, wood and coal HA furnace.
Full price $12,950
Call Mr. J. Mackenzie, EV 4-4115 anytime.

A DELIGHTFUL HOME 2951 Henderson Rd.
(DO NOT DISTURB OWNER)
This choice 2-bedroom home has wide bright thru hall, large panelled living room, smart dinette with built-in features, and a gleaming electric kitchen with lots of cupboards. The 4-pce bath has vanity. Basement is high and bright with extra bedroom. The roof is Duroid. Lot is well landscaped and the area choice. The price very reasonable at $15 900
To view please call W. O. Cameron or Allan McGillivray at EV 4-4115 anytime.

TRIM-CITY
This choice, immaculate, 3-bedrm family bungalow must be seen to be fully appreciated. Attractive living room, dining room and well-planned kitchen with eating area. Full basement, automatic heat and fully insulated. Fully landscaped with distinctive awnings to complete the neat exterior. Ideal city location, close to everything. Taxes $165.
Full price $12,900
Down payment $3,500. Contact Joe Sherwood at EV 5-2458 anytime.
BYRON PRICE REALTY

FAMILY GEM 2 Years—Fairfield
This family home is ideally located, close to everything. Well planned living room and dining room giving ample space to display and utilize furniture. Up-to-the-minute kitchen with splendid family breakfast area. Vanity bathroom, 3 bedrooms featuring walk in closet in master bedroom. Full basement suitable for development automatic oil heat and fully insulated. Attractive patio and large landscaped lot. Spotless condition. Must be seen to be fully appreciated.
Full price $16,800
N.H.A. mortgage. Contact JOE ISHERWOOD or PETER ROBERTSON at EV 5-2458 anytime.
BYRON PRICE REALTY

C.N. Montague CO. LTD.
1038 Blanshard at Fort. EV 4-9318

SECLUSION—TREES SEA VIEW—3 BEDRMS
Exceptionally large landscaped lot overlooking Cadboro Bay-Olympic range. Close to beach, stores, bus, school. Built by present owner, fully insulated. All hardwood floors, full basement, fireplace. Timken oil heat. An excellent buy at $15,350
Clear title.
Mr. Betts, EV 4-9318, EV 3-2998

FOR YOUNG COUPLE OR RETIRED COUPLE
6-year-old stucco. High location, like new. Large modern cabinet kitchen and large master bedroom, smaller bedroom and utility. Stucco garage and workshop. Lovely garden, fruit trees, etc. $8400
Mr. Betts, EV 4-9318, EV 3-2998
Exclusive.

HAYNES
CHARACTER AND COMFORT in this "homey" home at a modest price. Two lots in the Shelbourne - Cedar Hill Crossroad district with fully grown fruit trees, shrubs and ornamental trees. Residence has entrance hall, living room, one bedroom, spacious kitchen equipped with 'Cyclos' oil burning range, pantry and bathroom. Full basement with almost new coal and wood furnace. New roof, new paint inside and outside and newly wired. In excellent condition throughout. Owner leavnig for eastern Canada requires cash or cash to any mortgage. Clear title. A neat little home for a couple. Taxes last year, $30 net. Furniture available.
Full Price $6200
Please ask for W. Jones EV 3-8303 evenings.
Arthur E. Haynes Ltd.
739 Fort St. EV 3-3823

JAMES BAY—BY OWNER
3-bedroom home, living room, separate dining room, fireplace, electric range, oil heater, carport, nice garden. No steps. Full price, $9,500, $2,500 down, monthly payments $75. 522 Rithet.

$8,500, SPOTLESS, MODERN 2-bedroom stucco bungalow. Wired 220V, very few steps. Full basement, Oil-O-Matic furnace. On view by owner at 377 Saanich Rd., Saturday and Sunday, 2.30 to 4.30. Cash or cash to mortgage.

OAK BAY
Three-bedroom stucco bungalow, choice location, for further information and to view call Glen Robertson, EV 4-0833. Taylor Spittal Ltd.

LARGE 4½-ROOM BUNGALOW, 3½ years old, Oil-O-Matic heat, nicely landscaped. Selling this week-end at the low, low price of $8,500. Drive by 1624 Mortimer or phone GR 7-1509.

NEW 2-BEDROOM HOMES IN city near Jubilee. Perimeter oil heat, $9,500, $2,650 down including legal and mortgage costs, immediate occupancy. A. M. Bonnell Ltd. Builders. GR 7-1496.

FOR HOMES IN COLWOOD LANGford see Grant & Jenkins, you local agents. GR 8-1729 Langford.

150 HOUSES FOR SALE

RITHET Consolidated Ltd.
Est. 1873 706 FORT ST.

OAK BAY $3000 DOWN
Eight-year-old 5-rm stucco bungalow, newly decorated inside. Thru hall plan. FC basmt, dr-in garage. Close to Oak Bay Jr. High, but on quiet crescent.
Asking $12,900
But reasonable offers will be considered. Please call
MRS. LAVENDER
EV 2-4251 EV 5-6327

SPACIOUS FAMILY HOME
This lovely, spacious Tudor style home, situated in good district, close to sea, transportation and shopping centre, cannot be duplicated for twice the asking price of $12,500. Bungalow style, it consists of large elec cab kitchen, lge dining rm, archway to living rm, central hall, music rm, and three bedrms. Full bsmt, automatic oil heat. Sep. garage.
Full price $12,500
Appts. to show, call
A. H. HOOPER
EV 2-4251 EV 4-4156

$2000 DOWN
A very modern 3-bedrm home on a secluded, quiet street. Nice district. Fully lined bsmt. Living and dining rms, fireplace and many extras. Rock gardens, fruit trees and lawn make this an ideal home $12,600
A. R. FOSTER
EV 2-4251 EV 2-0722

WILLOWS SLOPE
Located in one of Oak Bay's most desirable areas, close to beach, school and stores. 1,600 sq. ft. of comfort includes large LR, sep DR, elec kit, 2 bedrms down and 2 up. Oil-O-Matic heat, sep garage, nice garden and countless other fine features.
Price, with terms $18,950
J. MURRAY
EV 2-4251 EV 3-1485

UNIVERSITY
Lovely 5-rm bungalow on lge landscaped lot, 86x182, with fruit trees, berries, etc. Lge LR and DR, cab elec kitchen and 2 bedrms, with extra rm in full cement bsmnt. Only $13,200
MRS. ANDERSON
EV 2-4251 EV 2-1718

HOLLICK REALTY (1958) LTD.

CLARKE & WALLACE
1118 Quadra EV 5-8794

DEAN HEIGHTS FOR A COUPLE
Charming 5-roomed stucco bungalow in choice location close to bus and stores. It is oil heated. The lot is level and nicely landscaped, also variety of bearing fruit trees. Price $10,950
Mr. Clarke or Mrs. Wallace. Ph. EV 5-8794, EV 2-6817, EV 2-8493.

OAK BAY NORTH CHOICE LOCATION
7 rms, LR, fireplace, DR, elec cab kitchen and nook. Plumbed for auto washer, 2 bedrms down, concealed stairway to 2 up. Full basement, oil heat. Dr-in garage, also double carport, large landscaped lot, paved lane, near all conveniences. Reduced price $14,900
C.T.M. Consider near offers for quick sale.
C. Ness, EV 5-8794, EV 5-2791.

HIGH QUADRA BUNGALOW
I guarantee you will enjoy seeing this attractive 2-bedrm plus home where every room is bathed in sunshine (yes, even the rumpus and the extra room in the full C.T. basement). The LR, DR and cab kitchen are tastefully decorated and contain all the wanted features. There is a separate garage and the landscaping on this 208x55 lot provides a lovely setting for a charming home. There is clear title, low taxes, and the required down payment is $2,500.
Total price $9750
For appt to view phone A. V. Waite, EV 5-8794, EV 3-1573.

FAIRFIELD
Smart 6-rm bungalow, one floor. Has LR with FP, bookcases, etc. DR and LR with HW flrs. Cab kit, utility rm. FC basement, HW heat. 50x120 ft. lot.
F. R. Smith, EV 5-8794, EV 4-5112.

McCANDLESS REALTY
830 FORT ST. PHONE EV 3-6111

YOUR DREAM HOME
FAIRFIELD. Close in. Handy location. 4-yr-old, 5-room, top-condition, stucco. Full dining room, oak floors, fireplace. High basement with finished bedroom and rumpus with fireplace. Extra plumbing. O-O-M heat. BUILT FOR LASTING, COMFORTABLE LIVING. $5,000 or less handles.
Price is $14,700
$2450 DOWN, NHA
BRAND NEW 3-BEDROOM STUCCO. 6 rooms, every modern convenience. O-O-M heating, garage. Basement. Payments $86. Priced right.

BUY OF TODAY
$2500 DOWN. 7-yr-old oil auto hot-water heated 5-room stucco. Part basement. Garage. Oak floors throughout. Close in city.
VALUE AT $9500

WALKING DISTANCE
$2150 DOWN buys 5-rm A-1 condition double-plumbing home. Very clean and well decorated.
Price $6950
Eves., Mrs. M. Ramsdale, EV 4-5855

Seafront Saanich Inlet
Truly a lovely home in a superb location—boasting of a waterfrontage of over 700 feet with a magnificent view overlooking the Gulf Islands, Saanich Inlet and Peninsula — with excellent fresh water supply. On approximately 14 acres of park land and landscaped garden. The residence is modern in all respects and well maintained, consisting of a spacious living room with fireplace, family dining room, large cabinet kitchen and utility room, den, two large bedrooms and bathroom. Oil-O-Matic heat and double garage. Other desirable features that will please the most discriminating. Of sound construction and pleasing design. Within easy reach of Duncan and Victoria within 2 miles of the Island Highway. The asking price is oply $35,000
Terms by agreement.
For appointment to view phone or write Eric Burton of Robinson Agencies Ltd., Duncan, B.C.

Shawnigan Lake
$1,000 DOWN
2-ROOM CABIN, FURNISHED
50-ft. LAKE FRONTAGE, WHARF, BOAT - $3,950
Call F. Woods, EV 3-2576
Douglas Hawkes, 817 A Fort St.
EV 4-7128

CONTEMPORARY SPLIT-LEVEL, on two lots with view, patio, landscaped; 3 bedrooms, plus fourth bedroom and rumpus room, or in-law suite on ground level. Extras. 5% mortgage. Owner. GR 9-4630.

BY OWNER, BRAND NEW 2 BEDrooms, hardwood floors, full basement, plastered and stuccoed. Large view lot. $3,500. After 5 p.m., GR 7-2342. No agents.

BY OWNER, 3-BEDROOM BUNG, garage, bsmnt, fireplace; fruit trees. Price $7,200, with $4,700 cash. Phone EV 5-2193 a.m. GR 7-2673 eves.

150 HOUSES FOR SALE

KING REALTY
Weller Bldg.
609 Broughton St. EV 2-2131

$1350 DOWN $65 A MONTH
Immediate possession, three bedrms, LR, large kitchen, basement. Clean and tidy. Handy to town; kitchen oil range, TV aerial and miscellaneous furniture inc. at
FULL PRICE OF $7000
Exclusive with Bel Shragge, eves. EV 2-8802.

COLWOOD
Attractive stucco, 2-bedrm home set in 1.3 acres parkland. Living room with FP, oak floors, electric cabinet kitchen, high basement, separate garage. A lovely home priced right $10,500
For appointment to inspect call C. A. Ross, GR 8-1817.

ALBERT HEAD
Wonderful view, 1¼ acres, comfortable 2-bedrm home, large LR with FP, cabinet kitchen, utility, attached garage. Ideal for retired couple $11,500
To inspect, by appointment only, call C. A. Ross, GR 8-1817, or J. O'Toole, EV 3-8340.

NEAR GLEN LAKE
One of the nicest homes in this popular district. Living room with FP, oak floors, entrance hall, 2 bedrms, cabinet kitchen, utility, attached garage, landscaped grounds, small greenhouse. An ideal place to retire. Priced to sell for cash $8950
For appointment to inspect call C. A. Ross, GR 8-1817, or B. Shragge, EV 2-8802.

RANCHER 1550 FT.—7 ROOMS
Long and low, superbly finished, a perfect kitchen, large dining room, living room 15x30, master bedroom has 2-pc powder room. $12,800 NHA Mtge. TERMS $21,500
Lee Hallberg, eves EV 3-8510.

$2500 DOWN $85 A MONTH
Will make you the proud owner of this three-bedrm home located in CADBORO BAY. 2 years old. Full basement, landscaped grounds.
Price $14,750
on terms
Bel Shragge, eves. EV 2-8802.

MT TOLMIE 4 BEDROOMS—PLUS
For a family or to augment income, this property has instant appeal. Close to university with a small private garden, oil heat, garage. Owners will consider all close offers on very reasonable terms. Approx $5000 will handle. Usual courtesy to other agents.
Mr. O'Toole, eves. EV 3-8340

FAIRFIELD REALTY
335 COOK STREET

FAIRFIELD 2-BEDROOM
Close to park. A real home. Large LR and large DR, hall through plan, very large bedrooms, full basement with large rumpus room, O-O-M heat. One of the best locations in the city. Only 5 years old. This is real value at $15,900
See this property first. Call Cliff Atkins, EV 5-9765 or EV 4-1282.

FAIRFIELD AREA LOT 60x130
FINE 1400-FT. HOME
22-FT. LIVING ROOM
ELECTRIC KITCHEN
3 LARGE BEDROOMS
5 LARGE BEDROOMS
HOT WATER HEAT
FULL PRICE $12,700
REASONABLE TERMS
Sid Bentley, EV 5-9765, EV 2-6600

8 ROOMS
Family home. Situated on one of Victoria's finest streets, lovely treed and boulevarded. This excellent home has Oil-O-Matic heat in full basement, quarters for gardener. 2 complete bathrooms. Ideally set up for duplex. Good portion of the furniture goes. Fully modern kitchen, living room and dining room. It's a must see at only $14,900
Good terms.
Call Len LeDoux, EV 5-9765

CITY BROKERAGE
1018 Blanshard EV 4-5022

LANGFORD
Almost new, 2-bedrm bungalow (approx 1,100 sq. ft.). Full basement. Oil-O-Matic furnace, with 2 extra bedrooms in basement. Sep. garage. Lovely, spacious home. Very large lot. Vendor must sell and might consider low down payment. See this! It won't last long at ONLY $10,700
Mrs. Fulton, EV 4-5022 or EV 3-1953 eves. and weekends.

UNHEARD OF
ESQUIMALT LOCATION — BETTER DISTRICT. THREE BEDROOMS, LARGE LIVING ROOM AND FIREPLACE. SPACIOUS KITCHEN. FULL BASEMENT. OIL HEAT. DRIVE-IN GARAGE. STUCCO EXTERIOR. DUROID ROOF. NICE LOT. TREES. OWNER WANTS OFFERS. ASKING ONLY $9800
For further information please call George Seright at EV 5-6741 anytime. Northwestern Securities of Victoria Ltd.

BRAND NEW LOW DOWN PAYMENT
Very attractive 5-room bung, full basement suitable for rumpus room, also extra bedroom. Oil heating, carport. Large lot. Close to school, shopping and bus. Be sure you see this new home.
Full price $12,250
Call Orv Twamley anytime, EV 5-8701
MOREY & JOHNSTONE

$9950
Make a windshield inspection of 1354 Hillside, then call Mrs. E. Harvey at EV 5-6741 anytime, day or night. This is without a doubt the best buy on the market today, if you want a cute 2-bedroom stucco bungalow only 9 years old with many extras for only $9950
Your terms could be accepted.
N.W. SECURITIES

BY OWNER—BRAND NEW 2-BEDroom, hardwood floors, full basement, plastered and stuccoed. Large view lot. $9,500. After 5 p.m., GR 7-2342. No agents.

LAKE HILL, $2,000 DOWN, 5-RM stucco, full-basement home, automatic oil. Exclusive, $9,950. P. Woods EV 3-2576. Douglas Hawkes & Co. EV 4-7128.

BY OWNER, ATTRACTIVE 6-RM bungalow, attached garage; semi-secluded at rear. Nice district. No agents, please. Phone GR 7-3174.

SALE OR RENT, CASH OR TERMS, old house, 414 Bay St. GR 8-3673.

151 COUNTRY HOMES AND PROPERTIES

LANGFORD AND COLWOOD
$1000 Down—Attractive looking older type house of 5 rooms with basement and Oil-O-Matic furnace. 2 acres good land, partly landscaped; good view of Malahat Drive; 15 miles from Victoria. Lovely place to retire. Full price $8,950. Less for cash.
$1500 Down — Brand new stucco bungalow of 4 rooms and utility. Lovely cabinet kitchen, hardwood floor in nice size living room. Large lot with trees in good central location. Full price $7,350.
$1500 Down — Two-in-one bungalow. Unique design with large living room and dining room, medium size kitchen and bedroom, utility. Good central location on T.C. Highway. Full price only $8,500.
IF you are looking for building property, we have 7 acres here in Langford with good view. A little rock but ideal building sites. All 7 acres for $3,500 on terms.
ALSO over 100 lovely building lots with city light and water, all nicely treed and good central location. NHA approved. Terms as low as $250 down.

GRANT & JENKINS
Real Estate & Insurance Ltd., Langford, B.C. Office, GR 8-1729; res GR 8-2508 or GR 8-3619
Open Saturday all day.

4½ ACRES CHICKEN RANCH
Tall treed driveway to immaculate 2-bedrm home with LR, kit, Pemb bath & utility. Spacious rose & flower garden with some pasturage. 4-yr-old chicken house 40x40 ft with auto feeding, lighting & water. Separate brooder house, insulated egg storage, workshop, cabin & garage. City light & water. Easy reach of Victoria. 700-800 chickens, small tractor & equipment included in the full price $14,900
Phone Ross Hartnell, EV 5-3435; Res. EV 2-9672
P. R. BROWN & SONS LTD.
1112 Broad Street

8 ACRES
Prime berry farm land located in Keating area. A very attractive 3-bedrm house, tastefully decorated, located amid shade trees. Modern cabinet kitchen and 4-pce bath. Ample domestic water with new pump unit. Natural creek located on rear of property with large reservoir. Full cement basement with ample storage room. Plumbed utility room on main floor. Full line of farm equipment included. A real buy at only $14,700
For details on terms call Ken Jensen, EV 5-8704 or res. GR 4-1973.
Frank A. Martin Agencies Ltd.
1114 Blanshard Street.

8 ACRES
Prime farm land located in Keating area. A very attractive 3-bedrm house, tastefully decorated, located amid shade trees. Modern cabinet kitchen and 4-pce bath. Ample domestic water with new pump unit. Natural creek located on rear of property with large reservoir. Full cement basement with ample storage room. Plumbed utility room on main floor. Full line of farm equipment included. A real buy at only $14,700
For details on terms call Ken Jensen, EV 5-8704 or res. GR 4-1973.
Frank A. Martin Agencies Ltd.
1114 Blanshard Street.

Saanich Realty LTD.
3943 Quadra at Reynolds

WATERFRONT
Overlooking Satellite Channel, North Saanich. House unfinished but comfortably livable. Wired for elec range. L-shape LR and 1 bedrm down; space for 3 bedrms up. Price $12,600.
PENINSULA LOTS
Acre lots with a view. Close to beach. From $1,200 up.
GR 9-1195 Mr. Payne GR 5-2604

SHAWNIGAN LAKE
4-rm bung on lot 56x300, boat house and garage. Some furniture includes a) $5,500. 5-rm bung with lge veranda overlooking the lake, close to public access. $4,200. Stewart Clark & Co., EV 5-2481, eves. Mr. Custance EV 3-7930.

SOON, HUNDREDS OF BOATS will register at South Pender Island, a new port of entry. Here is the ideal place for summer resorts and camping for our American guests. Here also is a ground floor opportunity to provide for those who will visit this secluded and attractive parklike area with 12-room dwelling, sheltered bay and beach, with almost 1 mile of waterfront. Please call George Dickason, eves. EV 3-0449. King Realty, EV 2-2131.

WATERFRONT REDUCED $2,000
Approx 260 ft. waterfront, 2.63 acres, partly wooded with native trees offering seclusion, with sea and mountain views, 6-rm storey-and-a-half home, ¾ basement, structurally sound but requires extensive remodelling. 4-rm stucco cottage, close to beach. Some 2 dozen mixed fruit trees. $12,000. David Carmichael, res., EV 4-7308. ALFRED CARMICHAEL & Co. Ltd. 1239 Broad Street EV 4-7341

2 BUNGALOWS AND APPROX. 7 acres of cleared land with sea view. Clear title. Asking price $12,000. Please call J. A. McLellan, eves. and holidays, EV 4-6171. King Realty, EV 2-2131.

FOR WATERFRONT HOMES, farms and businesses on all the Gulf Islands
Contact
SALT SPRING LANDS LTD.
Ph. 52, Ganges, B.C., Eves., 167

COMFORTABLE TWO-BEDROOM home, hardwood floors, full basement, oil heating, electric dishwasher. Fruit trees. Close to shopping centre. To settle an estate. Cash $11,600. P.O. Box 129, Duncan.

3 ACRES AND NICE 2 BR house, chicken house, North Saanich. $8,000. G. Dickason, eves. EV 3-0449. King Realty, EV 2-2131.

PENDER ISLAND PROPERTY, homes, 1½ hours from Victoria. Owner, EV 3-7314. 970 Tattersall.

SIDNEY AND PENINSULA
Gordon Hulme Ltd. GR 5-1154

152 APARTMENTS FOR SALE

4-SUITE APARTMENT ON ONE of Victoria's finest residential streets. Revenue $300 per month. Full price $19,500. Phone EV 2-8203. No agents.

OAK BAY, MAGNIFICENT SEA view. Co-op suite. Reasonable. Ph. EV 4-2893. No agents.

153 WANTED TO BUY —HOUSES

OLDER HOUSE — UP TO $7,000. Will turn over 1955 Buick Special—one owner, like new, low mileage—as part payment and balance cash, or will trade automobile for first or second mortgage. Phone EV 5-6741, Northwestern Securities of Victoria Ltd., or evenings EV 3-5884, Mr. Smith.

I HAVE $2,500 TO PAY DOWN ON older 3-bedroom family home. My client will act immediately if you phone MRS. A. TURNER at EV 5-6741. Northwestern Securities of Victoria Ltd.

WE HAVE $400 OR $500 DOWN payment on house or small farm or acreage with payments of $50 to $60 per month. Have steady job. Call anytime. EV 3-9713.

THREE-BEDROOM HOUSE NOT over 10 years old about 1,200 sq. ft. No agents. EV 2-0876.

3 OR 4-ROOM COTTAGE IN CADboro Bay. Will pay cash. GR 7-6688.

SMALL HOME ANY GOOD DISTrict. Phone GR 8-1709.

SMALL HOUSE WITH BASEMENT. Esquimalt village. Phone EV 3-5590.

153 WANTED TO BUY —HOUSES

DUTCH COUPLE
Enterprising new Canadian couple have just had twins! This makes four children "assorted." Their tiny dream home now too small—they want to buy a three or four-bedroom home or will trade their spotless white bungalow. For prompt action phone E. VESTRUP, EV 5-6741 anytime. Northwestern Securities of Victoria Ltd.

2 PRAIRIE COUPLES
WANTED IMMEDIATELY FOR THESE PEOPLE WHO HAVE JUST ARRIVED IN TOWN, NEWER OR OLDER 2 OR 3-BEDROOM HOMES. THEY ARE LIVING IN AN AUTO COURT AND MUST LOCATE QUICKLY. CALL NOW FOR IMMEDIATE INSPECTION. JOHNNY JAMES, WESTERN HOMES LTD., EV 2-2157 ANYTIME.

$4000 CASH
My client will buy your 2, 3-bedroom home NOW with 60 days possession. Price not to exceed $10,000. Call Sylvia Nixon, EV 5-6741 right now. Northwestern Securities of Victoria Ltd.

WANTED
7 TO 10-SUITE APARTMENT. Client just arrived from the east can pay cash or cash to mortgage.
Call Jack Brown, EV 4-4976